

**POLSON RURAL FIRE DISTRICT
SPECIAL BOARD MEETING MINUTES**

Fairgrounds Fire Station No. 1

December 6, 2018

6:00 p.m.

Notice: All meetings for the Polson Rural Fire District Board of Trustees are recorded.

Board trustees present: Fred Nelson, John Doty, R. Jack Clapp, Ron Roberts, Dick Wunderlich by space-time FaceTime.

Board trustee absent: None

Staff: Fire Chief Gordon R. Gieser, Secretary/Treasurer Bonnie M. Manicke.

Potential contractor: Cole Blackwell, Blackwell Enterprises, Inc.

Guests/Visitors: Lee Manicke, Matt Dougherty, Jane Clapp.

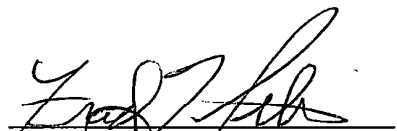
Call to Order {00:02} – Chair Nelson called the meeting to order. The Pledge of Allegiance was recited.

DISCUSS PROPOSED CONSTRUCTION BID FOR NEW STATION NO. 4 {01:12} –Chair Nelson provided the update. Blackwell Enterprises sent out the bid package with corrections. Blackwell Enterprises total **estimated base price is \$223,335.20** to construct the station on Caffrey Road. Lake County Planning Department issued Permit #CC 18-24 to Polson Rural Fire District, legal description: A 2-acre portion of Tract 1 of Certification of Survey 4305, located within Section 14 of Township 22 North and Range 20 West (see Lease no. 08-02 between Lake County and PRFD). The permit is valid for construction of a dry storage building 40-foot x 72-foot. The building is to be used as a Fire Hall by the Polson Rural Fire Department for storage of fire apparatus. The permit expiration date is 11-30-2019. Chair Nelson, Trustee Clapp, Chief Gieser, and Mr. Blackwell met to review the construction site. Two revised bid binders with corrections are available for the meeting this evening. Chief Gieser and Cole met to modify changes as highlighted data. The project will be coordinated by two board members and the chief. The claims for payment will be sent two days prior to the scheduled board meeting, payment must be received by Blackwell Enterprises within five days following the board meeting. Bonnie advised the payment schedule is workable. Wally Congdon Lake County Attorney requests the bid bond and performance bond added to the contract. PayneWest will provide building construction insurance. Blackwell Enterprises will provide employee insurance coverage. Chair Nelson suggested the bathroom area rough-in excluded from the bay footprint. The exclusion will allow additional floor space for equipment. The bathroom area could be added later in an attached addition. Chief Gieser suggested the rough-in plumbing installed. The floor drains are included in the base price. The board decided to rough-in the plumbing only and eliminate the framing. The electric component with Mission Valley Power will be a change order. Blackwell Enterprises will provide the subcontractors. Blackwell will contact concrete services in the area. If the project is delayed, the down payment will still be applied to the contract. At that time, the project will be re-evaluated for price changes. The plumbing contractor and mechanical contractor will be paid by Blackwell Enterprises. Blackwell provides a lien release to the district when payment is received. As the subcontractors are paid, the district will receive a copy of the lien releases before the next payment is due. Change orders will be processed through the normal payment process at time of acceptance. The change orders will be reviewed by three people with documents sent to the board and Chair Nelson plans to requested two signatures on the change order.

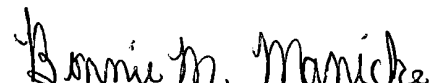
Cole reviewed the insulation for the building. The original quote was for R-19 insulation 6-inches thick which is standard metal building insulation. The sandwich of the insulation creates a loss of the R-19 value. He suggested a R-25 in the walls to fill in the cavity and a R-38 in the roof. There is a cost increase in the insulation; although the energy costs will decrease. The additional insulation and labor cost is \$5787. The board decided to install the R-25 and R-38 insulation which will reduce the energy cost. Blackwell carries standard liability insurance. The manufacturer metal warranty is one year. If the building would fail, from a structural side the building will be replaced for the materials. The metal building kit is provided by MCI Co. Blackwell is responsible for inspecting the building kit. The board will be advised two to three week prior to delivery date. The 14-foot garage doors will be R-12 solid core provided by Northwest Door Manufacturing. The fans may be a nominal add on to the electrical line item. Knife River will be available mid January for the excavation. The contractor bid includes excavation and compaction for the building footprint and aprons. The road access to the building will be analyzed at the completion of construction. When the contract is signed, Blackwell will begin the engineering on the building which takes about two week. The foundation engineering will be provided by a local engineer with a week time line. The time line for building construction will most likely begin mid January and match the time line with Knife River. The aprons are standard six-inch thick with rebar. Chief Gieser commented the board reviewed the bid documents thoroughly. Gordon thanked Cole for attending the meeting and providing the board with information. The liner panel is a 29 gauge metal liner installed on the inside walls. The adjustments include add performance bond, rough in plumbing, delete rough-in framing, add two fans, add upgrade insulation, and metal liner. The approximate change orders are \$12,000. Cole will modify the contract instead of providing a change order. The owner is obligated to schedule a closing with the contractor within 14 days and an additional 7 days after the certification of substantial completion has been issued. The board suggested a change to flexible days. Metal color samples were provided. The board will review the color samples at the December 19th board meeting. A roof snow break is not included in the revised bid. The additional cost is approximately \$500.

ADJOURN: {01:25} – Trustee Doty motion to adjourn. Trustee Roberts second. Motion passed unanimously by voice vote.

ADJOURN: 7:25 p.m


Fred J. Nelson, Chair


Dick Wunderlich Secretary-Treasurer


Bonnie M. Manicke, Recorder

LAKE COUNTY PLANNING DEPARTMENT **567647**
ZONING CONFORMANCE PERMIT

Permit #CC 18-24
Issued to the Polson Rural Fire District

FOR:

Legal Description: A 2-acre portion of Tract 1 of Certificate of Survey 4305,
located within Section 14 of Township 22 North and Range 20
West (see Lease no. 08-02 between Lake County and the PRFD)

Physical Address: Caffrey Road, Polson, MT (address not yet obtained)

This permit is valid for construction of a dry storage building (approx. footprint 40-
feet x 72-feet) on the above-described property. The storage building is to be used as a
Fire Hall by the Polson Rural Fire Department for storage of fire apparatus.

All construction and use of the property shall be in accordance with the rules,
regulations, and standards contained in the Polson Development Code for the Productive
Lands Zoning District (PLZD). This permit is issued for construction as specified in the
Zoning Conformance Permit application and the conditions and terms listed on the permit
approval letter.

This permit shall be publicly displayed within the vicinity of the project site during
the entire construction period.

Jacob Feistner

Jacob Feistner
Planning Director



11-30-2019

Permit Expiration Date

567647

AGENDA
Polson Rural Fire District Trustees Special Meeting
THURSDAY, DECEMBER 6, 2018 6:00 p.m.
Station No. 1 Fairgrounds Station
25-B Regatta Rd.
Polson, MT 59860
Station 1 Phone 406 883 4244
Website lakemt.gov/prfd

Call to Order

Pledge of Allegiance

New Business -

Public comment by raising your hand

APPROVE CONTRACT FOR NEW STATION AND AWARD BID

Adjourn